

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
November 15, 2023 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

November 15, 2023 11:30AM

320 S Ohio

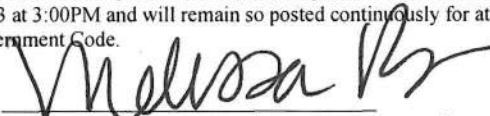
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, November 15, 2023 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: October 18, 2023 Minutes
3. Discussion and Action: October 2023 Financials
4. Discussion and Action: Inventory
5. Discussion and Action: Signage Grant
6. Discussion and Action: ICSC, Red River
7. Discussion and Action: Marketing Collateral
8. Discussion and Action: RGVLS Gala
9. Discussion and Action: Resolution to Approve Utilizing AMEX points for Christmas Bonus/Gift Cards
10. Discussion and Action: Tabled Agenda Items
11. Executive Session: Section 551.087: Economic development negotiations with Project Knights, Project M30, Project 150, Project M2, Project AHSTI, Project N. Valdemar, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project Ali, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project Carwash, Project Rios and Project UT, Section 551.071: pending legal issues with delinquent loan MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
12. Discussion and Action: item #11
13. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 9th day of November 2023 at 3:00PM and will remain so posted continuously for at least 72-hours proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:


Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: October 18, 2023 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, October 18, 2023 11:30AM

Board Members Present:

Fred Gonzalez- President
Marcos Garcia –Vice President (Virtually)
Lou Huerta – Secretary
Joe Flores – Member
Peggy Marie Chavez Yanez - Treasurer

Board Members Absent:

Roel Villanueva - Member
Tony Garza - Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

EDC Staff Absent:

City Staff Present:

Javier Ramirez- Assistant City Manager

City Staff Absent:

Alberto Perez – City Manager

Others Present:

Rudy Salinas- SAS CPA

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 11:36AM

2. Discussion and Action: August 10, 2023 Minutes & August 16, 2023 Minutes

Marcos Garcia voted to approve the September 20, 2023 Minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: September 2023 Financials

Joe Flores voted to approve the August 2023 Financials as presented. Seconded by Lou Huerta. All voted aye.

Mr. Marc Sossi entered the Executive Session at 11:40AM

4. Discussion and Action: Repayment from City

Joe Flores voted to have the DCM Attorney draft the repayment due date and formalize the repayment in a contract. Seconded by Peggy Chavez-Yanez. All voted aye.

Mr. Javier Ramirez entered the Executive Session at 11:47AM

5. Discussion: CivicServe Training

Melissa Ramirez presented the CivicServe Training.

6. Executive Session: Section 551.087: Economic development negotiations with Project NTM, Project M30, Project 150, Project M2, Project AHSTI, Project N. Valdemar, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project Ali, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project Carwash, Project Rios and Project UT. Section 551.074 Executive Director Contract and Section 551.071: pending legal issues with delinquent loan MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

The Board went into Executive Session at 12:18PM

The Board went into Open Session at 12:45PM

7. Discussion and Action: item #6

Joe Flores motioned deny Project NTM. Seconded by Lou Huerta. All voted aye.

Peggy Chavez-Yanez motioned to approve the Performance Agreement for Project M30 as discussed in Executive Session. Seconded by Lou Huerta. All voted aye.

Joe Flores motioned to move forward with the EDA grant for the construction of mile 1W as discussed in Executive Session. Seconded by Peggy Chavez-Yanez. All voted aye.

8. Adjournment:12:40PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Marcos Garcia, Vice-President

Tony Garza, Member

Peggy Marie Chavez-Yanez, Treasurer

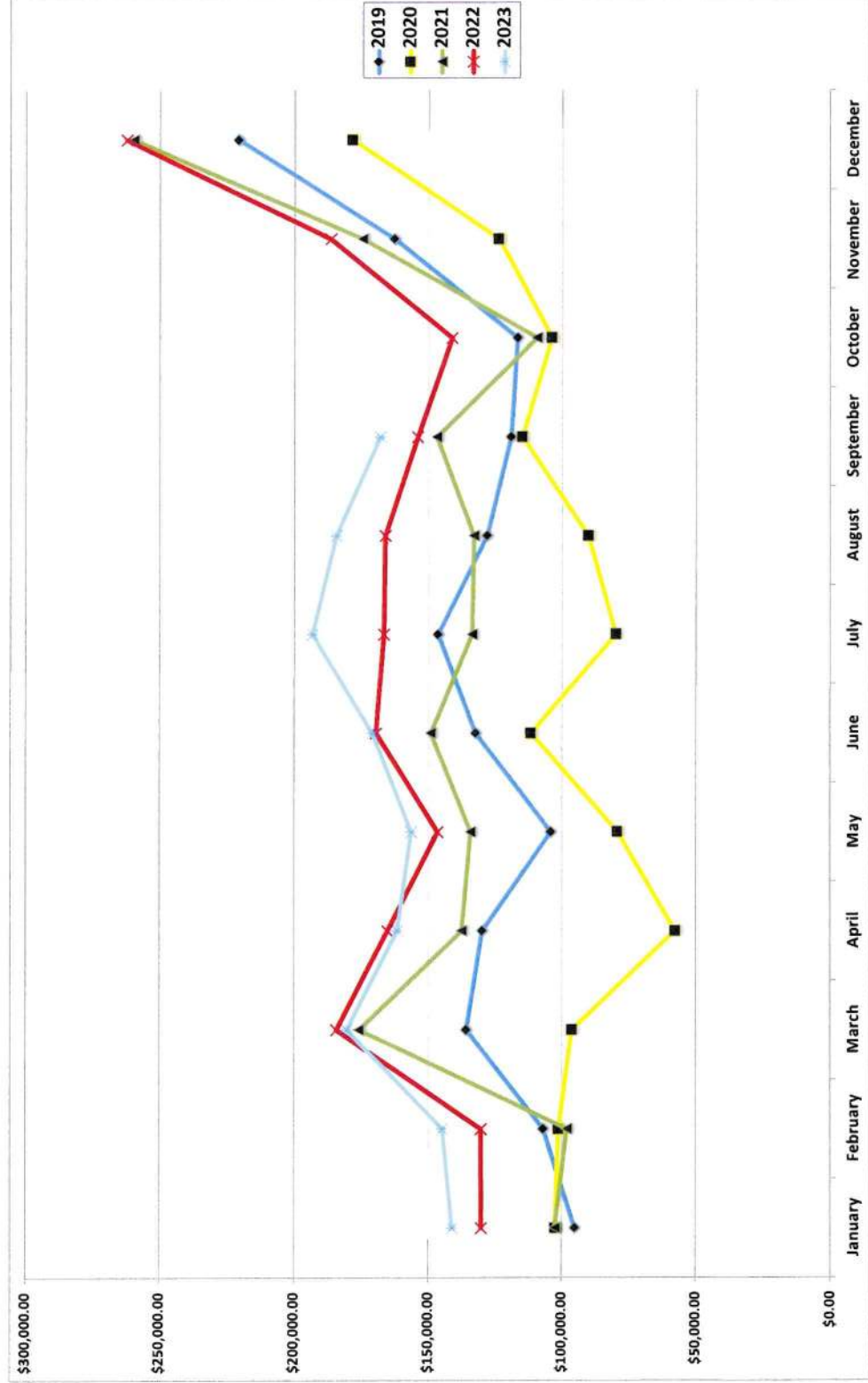
Roel Villanueva, Member

Lou Huerta, Secretary

3. Discussion and Action: October 2023 Financials

Sales Tax Comparison FY 2019 - FY 2023

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$95,016.15	\$106,886.23	\$135,820.47	\$129,833.92	\$104,197.59	\$132,407.98	\$146,428.88	\$128,012.76	\$119,140.47	\$116,730.39	\$162,777.91	\$220,587.30	\$1,597,790.05
2020	\$102,438.09	\$101,195.21	\$96,158.22	\$57,618.21	\$79,270.24	\$111,688.30	\$79,857.59	\$90,136.93	\$115,012.83	\$103,896.79	\$123,846.01	\$178,334.39	\$1,239,452.81
2021	\$102,538.12	\$97,960.96	\$175,743.82	\$137,570.66	\$134,265.18	\$149,126.33	\$133,764.12	\$133,054.83	\$146,913.20	\$109,433.52	\$174,479.65	\$259,578.65	\$1,754,429.04
2022	\$130,235.24	\$130,315.53	\$184,240.84	\$165,292.19	\$146,685.24	\$169,566.05	\$166,658.55	\$166,103.71	\$154,039.52	\$141,318.06	\$186,410.25	\$262,289.27	\$2,003,154.45
2023	\$141,015.72	\$144,814.67	\$180,339.96	\$161,581.89	\$156,465.73	\$170,894.70	\$193,231.21	\$184,292.03	\$167,935.43				\$1,500,571.34



September Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	Alamo	2.00%	\$553,306.16	\$504,953.64	9.57%	\$5,820,081.88	\$5,185,275.68	12.24%
Hidalgo	Alton	2.00%	\$176,989.88	\$162,542.48	8.88%	\$1,876,759.95	\$1,802,494.26	4.12%
Hidalgo	Donna	2.00%	\$658,043.32	\$577,669.85	13.91%	\$6,610,153.60	\$5,834,998.12	13.28%
Hidalgo	Edcouch	2.00%	\$39,360.15	\$34,812.80	13.06%	\$399,903.69	\$366,925.00	8.98%
Hidalgo	Edinburg	2.00%	\$3,322,691.70	\$3,124,913.38	6.32%	\$34,031,781.09	\$31,922,299.42	6.60%
Hidalgo	Elsa	1.50%	\$159,451.78	\$153,890.10	3.61%	\$1,662,597.72	\$1,599,276.81	3.95%
Hidalgo	Granjeno	1.00%	\$5,086.20	\$3,453.92	47.25%	\$50,128.06	\$43,037.71	16.47%
Hidalgo	Hidalgo	2.00%	\$513,215.05	\$421,761.30	21.68%	\$4,935,935.57	\$4,432,765.76	11.35%
Hidalgo	La Joya	2.00%	\$81,338.05	\$75,377.29	7.90%	\$701,523.11	\$669,864.54	4.72%
Hidalgo	La Villa	2.00%	\$18,977.21	\$16,667.79	13.85%	\$166,088.61	\$148,057.59	12.17%
Hidalgo	McAllen	2.00%	\$8,044,206.48	\$8,015,819.15	0.35%	\$86,516,260.28	\$83,849,988.98	3.17%
Hidalgo	Mercedes	2.00%	\$671,741.73	\$616,158.09	9.02%	\$7,797,083.52	\$7,388,780.67	5.52%
Hidalgo	Mission	2.00%	\$2,290,978.45	\$2,043,940.51	12.08%	\$23,948,585.33	\$22,537,822.94	6.25%
Hidalgo	Palmhurst	1.50%	\$225,391.79	\$223,702.48	0.75%	\$2,593,221.34	\$2,534,830.22	2.30%
Hidalgo	Palmview	1.50%	\$203,271.58	\$207,119.92	-1.85%	\$2,213,950.54	\$2,088,036.52	6.03%
Hidalgo	Penitas	1.50%	\$118,386.44	\$121,513.06	-2.57%	\$1,328,285.49	\$1,275,128.84	4.16%
Hidalgo	Pharr	2.00%	\$2,449,900.60	\$2,476,217.24	-1.06%	\$26,814,248.39	\$26,326,261.32	1.85%
Hidalgo	Progreso	2.00%	\$28,295.02	\$24,601.16	15.01%	\$286,062.48	\$275,981.57	3.65%
Hidalgo	Progreso Lakes	1.50%	\$6,531.41	\$5,122.63	27.50%	\$83,204.89	\$59,501.99	39.83%
Hidalgo	San Juan	2.00%	\$555,683.36	\$532,754.85	4.30%	\$5,824,714.74	\$5,548,145.66	4.98%
Hidalgo	Sullivan City	1.00%	\$19,771.22	\$27,572.77	-28.29%	\$234,180.02	\$262,545.18	-10.80%
Hidalgo	Weslaco	2.00%	\$1,658,893.22	\$1,604,791.40	3.37%	\$18,132,038.01	\$16,801,751.97	7.91%

\$671,741.73

75%

City

\$503,806.30

\$671,741.73

25%

EDC

167,935.43

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - EDC

As of October 31, 2023

	Oct 31, 23	Sep 30, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.5 · Cash - Development Corp_3057	950,968.16	890,705.06	60,263.10
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	135,245.27	134,606.25	639.02
Total 10001 · Cash & Cash Equivalents	1,086,413.43	1,025,511.31	60,902.12
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	288,704.48	287,340.36	1,364.12
Total 11200 · Restricted Cash & Cash Equiv.	288,704.48	287,340.36	1,364.12
Total Checking/Savings	1,375,117.91	1,312,851.67	62,266.24
Accounts Receivable			
13019 · Sales Tax Receivable	344,493.13	344,493.13	0.00
13026.1 · Oth. Receivables	16,427.36	16,427.36	0.00
Total Accounts Receivable	360,920.49	360,920.49	0.00
Total Current Assets	1,736,038.40	1,673,772.16	62,266.24
Fixed Assets			
11020 · Redevelopment Asset	3,150,066.42	3,150,066.42	0.00
Total Fixed Assets	3,150,066.42	3,150,066.42	0.00
Other Assets			
13078 · Loan Rec - MD Int'l(Orb-Galvan)	103,388.84	103,388.84	0.00
13999 · Note Receivable - City	341,323.56	341,323.56	0.00
Total Other Assets	444,712.40	444,712.40	0.00
TOTAL ASSETS	5,330,817.22	5,268,550.98	62,266.24
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	7,789.86	-171.60	7,961.46
Total Accounts Payable	7,789.86	-171.60	7,961.46
Other Current Liabilities			
Amex Credit Card Payable	-318.47	-318.47	0.00
22170 · Insurance Payable	409.44	391.36	18.08
24000 · Payroll Liabilities	3,550.98	6,161.16	-2,610.18
Total Other Current Liabilities	3,641.95	6,234.05	-2,592.10
Total Current Liabilities	11,431.81	6,062.45	5,369.36
Long Term Liabilities			
28004 · Due to City - Proposed	49,093.34	49,093.34	0.00
28005 · Due to City for MIF - Proposed	29,712.11	29,712.11	0.00
Total Long Term Liabilities	78,805.45	78,805.45	0.00
Total Liabilities	90,237.26	84,867.90	5,369.36
Equity			
32000 · Unassigned Fund Balance	1,679,971.65	1,584,845.77	95,125.88
37000 · Restricted Fund Balance	405,205.16	403,841.04	1,364.12
38000 · Nonspendable Fund Balance	3,098,506.27	3,098,506.27	0.00
Net Income	56,896.88	96,490.00	-39,593.12
Total Equity	5,240,579.96	5,183,683.08	56,896.88
TOTAL LIABILITIES & EQUITY	5,330,817.22	5,268,550.98	62,266.24

Economic Development Corporation of Mercedes, Texas (EDC)

2023-2024 Profit & Loss Budget vs. Actual

11/09/23

Accrual Basis

For the Period Ending October 31, 2023

	Oct 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	191,894.05	2,000,000.00	-1,808,105.95	9.6%
Total Taxes	191,894.05	2,000,000.00	-1,808,105.95	9.6%
44000 · Miscellaneous				
44004 · Other Income - City Pmt MKTG	0.00	24,000.00	-24,000.00	0.0%
44005 · Texas Class Transfer	0.00	143,660.98	-143,660.98	0.0%
44006 · Other Income-City Pmt VTX	10,416.67	125,000.00	-114,583.33	8.3%
44020 · Interest - TX Class	2,003.14	5,000.00	-2,996.86	40.1%
44097 · Other Financing Sources-Reserve	0.00	709,000.00	-709,000.00	0.0%
Total 44000 · Miscellaneous	12,419.81	1,006,660.98	-994,241.17	1.2%
Total Income	204,313.86	3,006,660.98	-2,802,347.12	6.8%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	15,554.40	208,200.00	-192,645.60	7.5%
5101100 · TMRS Contribution	2,487.15	38,100.60	-35,613.45	6.5%
5101120 · Social Security	1,188.54	12,908.40	-11,719.86	9.2%
5101127 · Cell Phone Allowance	50.00	600.00	-550.00	8.3%
5101140 · Unemployment Comp	0.00	2,200.00	-2,200.00	0.0%
5101160 · Health/Life Insurance	1,397.96	20,844.00	-19,446.04	6.7%
5101180 · Worker's Comp	0.00	430.00	-430.00	0.0%
Total 5100000 · Personnel Costs	20,678.05	283,283.00	-262,604.95	7.3%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	6,813.54	13,150.00	-6,336.46	51.8%
5102011 · Contract Labor - Writer	400.00	6,000.00	-5,600.00	6.7%
5102012 · Automobile Mileage	104.67	2,000.00	-1,895.33	5.2%
5102020 · Audit	0.00	9,000.00	-9,000.00	0.0%
5102021 · Loan Fees - EDC	0.00	750.00	-750.00	0.0%
5102023 · Leadership Empowerment Group	0.00	12,000.00	-12,000.00	0.0%
5102025 · Telephones	439.11	5,400.00	-4,960.89	8.1%
5102074 · Downtown Development	0.00	70,000.00	-70,000.00	0.0%
5102080 · Office Equipment - Lease	299.79	4,500.00	-4,200.21	6.7%
5102095 · Meetings	51.06	2,600.00	-2,548.94	2.0%
5102102 · Crime Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	4,340.00	45,000.00	-40,660.00	9.6%
5102130 · Membership/Subs	100.00	2,000.00	-1,900.00	5.0%
5102131 · Web-Site	665.00	7,980.00	-7,315.00	8.3%
5102133 · Miscellaneous	35.00	1,500.00	-1,465.00	2.3%
5102134 · Bldg Lease	1,500.00	16,791.00	-15,291.00	8.9%
5102142 · Janitorial	2,160.00	13,200.00	-11,040.00	16.4%
5102144 · Receptionist	0.00	14,000.00	-14,000.00	0.0%
5102150 · Travel & Training	0.00	5,000.00	-5,000.00	0.0%
5102160 · Water Bill	147.67	1,700.00	-1,552.33	8.7%
5102165 · Electricity	304.43	4,700.00	-4,395.57	6.5%
5102310 · Sponsorships	250.00	18,850.00	-18,600.00	1.3%
5102320 · Professional Fees - Accounting	1,750.00	21,000.00	-19,250.00	8.3%
5102335 · Projects	8,540.21	826,056.98	-817,516.77	1.0%
5102340 · Chamber	0.00	22,000.00	-22,000.00	0.0%
5102343 · Project Southern Tire Mart	0.00	217,800.00	-217,800.00	0.0%
5102355 · Series 2007 - Interest	0.00	45,500.00	-45,500.00	0.0%
5102356 · Series 2007 - Principal	0.00	235,000.00	-235,000.00	0.0%
5102362 · Project Rios of Mercedes	51,400.00	51,400.00	0.00	100.0%
5102365 · Project VIDA	15,000.00	15,000.00	0.00	100.0%
5102371 · TLF Repayment - Principal	10,230.23	127,209.84	-116,979.61	8.0%
5102372 · TLF Repayment - Interest	1,250.73	10,390.08	-9,129.35	12.1%
5102379 · Project RGV Livestock Show Park	0.00	25,000.00	-25,000.00	0.0%
5102396 · VTX Note	20,833.34	250,000.00	-229,166.74	8.3%
5102397 · Project Orchard Grove Apartment	0.00	50,000.00	-50,000.00	0.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	0.00	530,000.00	-530,000.00	0.0%
Total 5102000 · Other Services & Charges	126,624.78	2,683,177.98	-2,556,553.20	4.7%
5102500 · Maintenance				
5102520 · Office Equipment	0.00	6,000.00	-6,000.00	0.0%
5102540 · Maintenance	52.76	31,200.00	-31,147.24	0.2%
Total 5102500 · Maintenance	52.76	37,200.00	-37,147.24	0.1%
5103000 · Supplies				
5103050 · Office Supplies	61.39	2,000.00	-1,938.61	3.1%

1:43 PM

Economic Development Corporation of Mercedes, Texas (EDC)

2023-2024 Profit & Loss Budget vs. Actual

11/09/23

Accrual Basis

For the Period Ending October 31, 2023

	Oct 23	Budget	\$ Over Budget	% of Budget
Total 5103000 · Supplies	61.39	2,000.00	-1,938.61	3.1%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	0.00	1,000.00	-1,000.00	0.0%
Total 5104000 · Capital Outlay	0.00	1,000.00	-1,000.00	0.0%
Total Expense	147,416.98	3,006,660.98	-2,859,244.00	4.9%
Net Ordinary Income	56,896.88	0.00	56,896.88	100.0%
Net Income	56,896.88	0.00	56,896.88	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - R.B.E.G. Grant

As of October 31, 2023

	Oct 31, 23	Sep 30, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	245,211.19	237,855.78	7,355.41
11012.1 · EDC RBEG Grant-TXCLASS	44,166.28	43,957.60	208.68
Total 11111.1 · Restricted Cash & Cash Eq.	289,377.47	281,813.38	7,564.09
Total Checking/Savings	289,377.47	281,813.38	7,564.09
Total Current Assets	289,377.47	281,813.38	7,564.09
Other Assets			
13026.2 · Other Receivable	5,788.68	5,788.68	0.00
13076.1 · Loan Rec - DeLaGarza Bakery	76,340.23	78,007.32	-1,667.09
13078.1 · Loan Rec - MD International	43,379.64	43,379.64	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	25,822.45	25,822.45	0.00
13082.1 · Loan Rec - The Grind (JOM Inves	33,306.49	33,669.55	-363.06
13089.3 · Loan Rec - Martha Carrillo - 2	67,933.02	68,671.57	-738.55
13092.1 · Loan Rec - Reybotics, LLC (Adv)	145,827.34	145,827.76	-0.42
13096.1 · Loan Rec - Top Gym - San Miguel	23,635.21	24,740.13	-1,104.92
13097.1 · Loan Rec - Ashley R Gonzalez	41,314.90	41,314.90	0.00
13098.1 · N/R - Valor Fitness LLC	42,283.54	42,524.00	-240.46
13098.3 · N/R - NTM Ventures LLC	75,670.33	77,447.54	-1,777.21
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
Total Other Assets	552,975.15	558,866.86	-5,891.71
TOTAL ASSETS	842,352.62	840,680.24	1,672.38
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	43,693.26	27,883.40	15,809.86
32001.1 · Fund Balance - Auxiliary	-12,921.25	-12,921.25	0.00
37000.1 · Restricted Fund Balance - RBEG	809,908.23	809,908.23	0.00
Net Income	1,672.38	15,809.86	-14,137.48
Total Equity	842,352.62	840,680.24	1,672.38
TOTAL LIABILITIES & EQUITY	842,352.62	840,680.24	1,672.38

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending October 31, 2023

	Oct 23	Oct 23
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	208.68	208.68
44026.1 · Interest - DeLaGarza Bakery	309.89	309.89
44031.1 · Interest - The Grind (JOM Inves	92.25	92.25
44089.1 · Interest - Martha Carrillo	204.13	204.13
44092.1 · Interest - Reybotics	426.58	426.58
44096.1 · Interest - Top Gym - San Miguel	63.04	63.04
44098.1 · Interest - Valor Fitness	346.02	346.02
44296.2 · Interest - NTM Ventures	222.79	222.79
Total 44000 · Miscellaneous	1,873.38	1,873.38
Total Income	1,873.38	1,873.38
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	201.00	201.00
Total 5102000 · Other Services & Charges	201.00	201.00
Total Expense	201.00	201.00
Net Ordinary Income	1,672.38	1,672.38
Net Income	1,672.38	1,672.38

Economic Development Corporation of Mercedes, Texas (EDC)

Balance Sheet - I R P

As of October 31, 2023

	Oct 31, 23	Sep 30, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	252,914.86	247,609.62	5,305.24
Total Checking/Savings	252,914.86	247,609.62	5,305.24
Total Current Assets	252,914.86	247,609.62	5,305.24
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	72,573.01	72,230.09	342.92
13078.2 · Loan Rec - MD Int'l (Galvan)	99,323.62	102,093.60	-2,769.98
13079.2 · Loan Rec - First Nat'l (Gomez)	16,132.80	16,132.80	0.00
13090.2 · Loan Rec - Castaneda Mario & M	55,158.89	56,066.39	-907.50
13295.2 · Loan Rec - Raquel Moreno	834.84	1,392.53	-557.69
Total Other Assets	244,023.16	247,915.41	-3,892.25
TOTAL ASSETS	496,938.02	495,525.03	1,412.99
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
22010.2 · Due To R.B.E.G.	5,788.68	5,788.68	0.00
22248.2 · Due to EDC	16,427.36	16,427.36	0.00
Total Other Current Liabilities	22,216.04	22,216.04	0.00
Total Current Liabilities	22,216.04	22,216.04	0.00
Total Liabilities	22,216.04	22,216.04	0.00
Equity			
32000 · Unassigned Fund Balance	-22,756.61	-2,177.01	-20,579.60
32001.2 · Fund Balance - Auxiliary IRP	-20,217.39	-20,217.39	0.00
37000.2 · Restricted Fund Balance - IRP	516,282.99	516,282.99	0.00
Net Income	1,412.99	-20,579.60	21,992.59
Total Equity	474,721.98	473,308.99	1,412.99
TOTAL LIABILITIES & EQUITY	496,938.02	495,525.03	1,412.99

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - I R P

For the Period Ending October 31, 2023

	Oct 23	Oct 23
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	342.92	342.92
44027.2 · Interest - MD Int'l (Galvan)	982.09	982.09
44090.2 · Interest - Castaneda Mario & M	152.63	152.63
44295.2 · Interest - Raquel Moreno	7.35	7.35
Total 44000 · Miscellaneous	1,484.99	1,484.99
Total Income	1,484.99	1,484.99
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	72.00	72.00
Total 5102000 · Other Services & Charges	72.00	72.00
Total Expense	72.00	72.00
Net Ordinary Income	1,412.99	1,412.99
Net Income	1,412.99	1,412.99

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of October 31, 2023

Debt Description	Sept. 30, 2023	August 31, 2023	\$ Change
USDA - IRP Note Payable	503,249.93	503,249.93	-
Bonds Payable 2007	1,000,000.00	1,000,000.00	
Bonds Payable 2016 - VTX	687,500.22	708,333.56	(20,833.34)
Estimated Mall Rebate Liability	1,176,317.78	1,300,837.80	(124,520.02)
Texas Leverage Fund Payable	183,216.59	193,446.82	(10,230.23)

Economic Development Corporation of Mercedes, Texas (EDC)
Accounts Payable
As of October 31, 2023

Vendor Description	October 31, 2023	September 30, 2023
City of Mercedes	\$ 3,575.95	
Laser Lux Leasing	\$ 197.79	
Elizabeth Rodriguez	\$ 1,080.00	
Mercedes Chamber of Comm	\$ 1,500.00	
Zefra Mascorro	\$ 62.09	
City of Mercedes	\$ 1,397.96	
		\$ -
	\$ 7,813.79	\$ -

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 10/17/23 Next Closing Date 11/16/23
Account Ending 5-32007

p. 1/6

Customer Care: 1-800-521-6121
TTY: Use Relay 711
Website: americanexpress.com

New Balance	\$1,005.67
Minimum Payment Due	\$35.00
Payment Due Date	11/11/23

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 11/11/23, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.99%.

Membership Rewards® Points

Available and Pending as of 09/30/23

58,828For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$2,544.75
Payments/Credits	-\$2,579.92
New Charges	+\$1,040.84
Fees	+\$0.00
Interest Charged	+\$0.00

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	3 years	\$1,318

New Balance	\$1,005.67
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$11,994.33

Days in Billing Period: 32

If you would like information about credit counseling services, call 1-888-733-4139.

 See page 2 for important information about your account.

 Please refer to the **IMPORTANT NOTICES** section on [page 5](#).

↓ Please fold on the perforation below, detach and return with your payment ↓

**Payment Coupon**

Do not staple or use paper clips

**Pay by Computer**americanexpress.com/
business**Pay by Phone**

1-800-472-9297

Account Ending 5-32007Enter 15 digit account # on all payments.
Make check payable to American Express.MELISSA RAMIREZ
DEVELOPMENT CORPORATION OF
320 S OHIO AVE
MERCEDAS TX 78570-3118

Payment Due Date	11/11/23
New Balance	\$1,005.67
Minimum Payment Due	\$35.00

See reverse side for instructions
on how to update your address,
phone number, or email.AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031\$ _____
Amount Enclosed

0000349992503945648 000100567000003500 13 H



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 10/17/23

p. 3/6

Account Ending 5-32007



Customer Care & Billing Inquiries
International Collect
Cash Advance at ATMs Inquiries
Large Print & Braille Statements

1-800-521-6121
1-623-492-7719
1-800-CASH-NOW
1-800-521-6121

Hearing Impaired

Online chat at americanexpress.com or use **Relay dial 711** and **1-800-521-6121**



Website: americanexpress.com

**Customer Care
& Billing Inquiries**
P.O. BOX 981535
EL PASO, TX
79998-1535

Payments
PO BOX 6031
CAROL STREAM IL
60197-6031

Payments and Credits

Summary

Total

Payments	-\$2,483.11
Credits	-\$96.81
Total Payments and Credits	-\$2,579.92

Detail

*Indicates posting date

Payments	Amount
09/18/23* PAYMENT RECEIVED - THANK YOU	-\$572.12
10/10/23* PAYMENT RECEIVED - THANK YOU	-\$1,910.99
Credits	Amount
08/20/23 FRAUD CREDIT - NORTON RENEWAL	-\$54.11
10/03/23* Credit Adjustment for Purchase Finance Charge <i>credit / miscellaneous account</i>	-\$0.17
10/03/23* Credit Adjustment for Late Payment Fee <i>Credit / miscellaneous account</i>	-\$35.00
10/03/23* Credit Adjustment for Purchase Finance Charge	-\$0.12
10/03/23* Credit Adjustment for Purchase Finance Charge	-\$7.41

New Charges

Summary

Total

Total New Charges	\$1,040.84
--------------------------	-------------------

Detail



MELISSA RAMIREZ
Card Ending 5-32007

				Amount
09/17/23	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
09/20/23	PAPA JOES CAFE 650000011749721 9568259504	MERCEDES	TX	\$107.69
09/24/23	GOTOCOM*GOTOMEETING ONLINE SVCS	GOTO.COM	MA	\$51.06
09/27/23	ALLEGRA PRINT 0000 956-421-3669	HARLINGEN	TX	\$67.52
09/28/23	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$9.65
09/30/23	FACEBK*YWMBZU7FV2 ADVERTISING SERVICE	MENLO PARK		\$15.04

Continued on reverse

Detail Continued

				Amount
10/04/23	ADOBE CREATIVE CLOUD Adobe Systems 8004438158	SAN JOSE	CA	\$34.99
10/10/23	BESTBUYCOM806800907015 50300009944 888BESTBUY	RICHFIELD	MN	\$649.49
10/16/23	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$26.40

Office Supplies
Office equipment
Office supplies

Fees

	Amount
Total Fees for this Period	\$0.00

Interest Charged

	Amount
Total Interest Charged for this Period	\$0.00

About Trailing Interest

You may see interest on your next statement even if you pay the new balance in full and on time and make no new charges. This is called "trailing interest". Trailing interest is the interest charged when, for example, you didn't pay your previous balance in full. When that happens, we charge interest from the first day of the billing period until we receive your payment in full. You can avoid paying interest on purchases by paying your balance in full and on time each month. Please see the "When we charge interest" sub-section in your Cardmember Agreement for details.

2023 Fees and Interest Totals Year-to-Date

	Amount
Total Fees in 2023	\$0.00
Total Interest in 2023	-\$0.19

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.
Variable APRs will not exceed 29.99%.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	29.99% (v)	\$0.00	\$0.00
Promotional Purchase Offer Rate Expires 11/16/2023 then will go to 18.49% (v)	3.99%	\$0.00	\$0.00
Total			\$0.00

(v) Variable Rate



P.O. Box 4650, Edinburg, Texas 78540
Return Service Requested



00008338 TT212S11012310181600 01 000000000 0008338 005

DEVELOPMENT CORPORATION OF MERCEDES INC
320 S OHIO AVE
MERCEDES TX 78570-3118

Account Number XXXXXX3057
Statement Date 10/31/2023
Statement Thru Date 10/31/2023
Check/Items Enclosed 24
Page 1

Customer Service Information

- 24/7 Banking:** 1-888-862-1862
- Customer Support:** 1-855-862-1920
Your Bank associates are available to assist you
Monday through Friday from 8:00AM to 5:00PM
- Written Inquiries:**
P.O. Box 4650, Edinburg, Texas 78540
- Visit us Online:** www.texasnational.com
- Email Inquiries:** customerservice@texasnational.com
- Join us on Facebook!**

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 10/01/2023	\$1,017,498.47
+ Deposits and Credits (2)	\$191,894.05
- Withdrawals and Debits (30)	\$258,201.76
Ending Balance as of 10/31/2023	\$951,190.76
Service Charges for Period	\$0.00
Average Balance for Period	\$891,217.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Oct 26	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATION <i>Marketing Coordinator Reimbursement</i>	7,602.02
Oct 27	ORIG:CITY OF MERCEDES TRN:P202310270051327 <i>August Sales Tax</i>	184,292.03

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Oct 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00
Oct 02	BENE:TEXAS LEVERAGE FUND TRN:P202310020025224	11,490.96
Oct 13	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	5,915.96
Oct 16	IRS/USATAXPYMT *****8902410082 DEVELOPMENT CORPORATION	6,161.16
Oct 25	REF CT3XI5Z TO *0691	10,416.67
Oct 27	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	6,219.12



Account Number XXXXXX3057
Statement Date 10/31/2023
Statement Thru Date 10/31/2023
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Oct 02	4457	464.11	Oct 13	4473	51.00	Oct 18	VIDA 4481	15,000.00
Oct 03	*4464	376.96	Oct 10	4474	665.00	Oct 16	Project Rios 4482	51,400.00
Oct 02	clean-up 4466	1,200.00	Oct 10	4475	52.76	Oct 16	4483	30.50
Oct 10	Simon 4467	124,520.02	Oct 10	4476	400.00	Oct 24	Spectrum *4485	1,300.00
Oct 02	4468	60.72	Oct 18	Accounting 4477	1,750.00	Oct 27	4486	439.11
Oct 11	AMEX *4470	1,910.99	Oct 16	4478	250.00	Oct 31	4487	304.43
Oct 20	Freese & Nichols 4471	8,411.21	Oct 18	4479	100.00	Oct 27	*4489	42.58
Oct 12	Geo Tour Yr 3 4472	3,750.00	Oct 16	Legal Fees 4480	4,340.00	Oct 26	4490	98.50

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Oct 02	1,003,202.68	Oct 13	865,559.99	Oct 25	766,400.45
Oct 03	1,002,825.72	Oct 16	803,378.33	Oct 26	773,903.97
Oct 10	877,187.94	Oct 18	786,528.33	Oct 27	951,495.19
Oct 11	875,276.95	Oct 20	778,117.12	Oct 31	951,190.76
Oct 12	871,526.95	Oct 24	776,817.12		



CHECK IMAGES

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Chapter Communications, Inc.
P.O. Box 5871
City of Industry, CA 91744-0571

Amount: \$464.11

Signature: David Campbell

Check Date: 10/02/2023

Check Number: 4457

Check Amount: \$464.11

10/02/2023 Check 4457 \$464.11

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Hudson Energy Services, LLC
P.O. Box 11150
Dallas, TX 75221-1150

Amount: \$376.96

Signature: David Campbell

Check Date: 10/03/2023

Check Number: 4464

Check Amount: \$376.96

10/03/2023 Check 4464 \$376.96

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: New & Shores Draperies
1355 S. Main Street
Mercedes, TX 75450

Amount: \$1,200.00

Signature: David Campbell

Check Date: 10/02/2023

Check Number: 4466

Check Amount: \$1,200.00

10/02/2023 Check 4466 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Brown Property Group (Mercedes) LP
1302 HWY 17 S, Box 1086
Mercedes, TX 75450

Amount: \$124,520.02

Signature: David Campbell

Check Date: 10/10/2023

Check Number: 4467

Check Amount: \$124,520.02

10/10/2023 Check 4467 \$124,520.02

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Zebra Motors
P.O. Box 1438
Mercedes, TX 75450

Amount: \$60.72

Signature: David Campbell

Check Date: 10/02/2023

Check Number: 4468

Check Amount: \$60.72

10/02/2023 Check 4468 \$60.72

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: American Express
P.O. Box 400000
Dallas, TX 75240-0000

Amount: \$1,910.99

Signature: David Campbell

Check Date: 10/11/2023

Check Number: 4470

Check Amount: \$1,910.99

10/11/2023 Check 4470 \$1,910.99

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Finance and Merch, Inc.
P.O. Box 10230
Fort Worth, TX 76108-0023

Amount: \$8,411.21

Signature: David Campbell

Check Date: 10/20/2023

Check Number: 4471

Check Amount: \$8,411.21

10/20/2023 Check 4471 \$8,411.21

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Groundwork, Inc.
P.O. Box 10230
Fort Worth, TX 76108-0023

Amount: \$3,750.00

Signature: David Campbell

Check Date: 10/12/2023

Check Number: 4472

Check Amount: \$3,750.00

10/12/2023 Check 4472 \$3,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Lantel, Inc.
P.O. Box 114
Mercedes, TX 75450

Amount: \$51.00

Signature: David Campbell

Check Date: 10/13/2023

Check Number: 4473

Check Amount: \$51.00

10/13/2023 Check 4473 \$51.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: WPC Systems, Inc.
201 E. The Branches, Suite 100
Hartford, CT 06105

Amount: \$665.00

Signature: David Campbell

Check Date: 10/10/2023

Check Number: 4474

Check Amount: \$665.00

10/10/2023 Check 4474 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Sharp Asset Control
2000 Taylor Hwy
Mercedes, TX 75450

Amount: \$52.76

Signature: David Campbell

Check Date: 10/10/2023

Check Number: 4475

Check Amount: \$52.76

10/10/2023 Check 4475 \$52.76

DEVELOPMENT CORPORATION OF MERCEDES, INC.
305 S. CHS
Mercedes, TX 75450

Pay to the order of: Ricardo O. Canales
2000 Taylor Hwy
Mercedes, TX 75450

Amount: \$400.00

Signature: David Campbell

Check Date: 10/10/2023

Check Number: 4476

Check Amount: \$400.00

10/10/2023 Check 4476 \$400.00





0000473-0007314 PDF 584792

Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Summary Statement

October 31, 2023

Page 1 of 6

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 5.5550%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance	
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	135,148.23	0.00	0.00	639.02	5,711.21	135,487.34	135,787.25
TX-01-0607-0002	EDC 2006 RESERVE	288,497.34	0.00	0.00	1,364.12	12,191.58	289,221.26	289,861.46
TX-01-0607-0003	EDC RBEG FUND	44,134.57	0.00	0.00	208.68	1,865.04	44,245.31	44,343.25
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	72,520.90	0.00	0.00	342.92	3,064.72	72,702.88	72,863.82
TOTAL		540,301.04	0.00	0.00	2,554.74	22,832.55	541,656.79	542,855.78

Tel: (800) 707-6242

<https://www.texasclass.com/>

Security Holder Remittance Report for 10/25/2023

Start Date:	10/11/2023 12:00:00
End Date:	10/25/2023 11:59:00
Print Date:	10/25/2023
Print Time:	3:27:51 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-002</u>			Investor Name <u>Development Corp of Mercedes RBEG</u>							Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98573148	Valor Fitness,	Regular Pymnt	10/17/2023	586.48	240.46	346.02	18.00	0.00	0.00		568.48
98554876	Jom Investme	Regular Pymnt	10/20/2023	455.31	363.06	92.25	18.00	0.00	0.00		437.31
Investor/Bank/Group Total				1,041.79	603.52	438.27	36.00	0.00	0.00		1,005.79

Investor Number <u>01-985-003</u>			Investor Name <u>Development Corporation of Mercedes</u>							Rcvr'd	Net Remit
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Fee</u>		<u>Am</u>
98569300	MD Internatio	Regular Pymnt	10/23/2023	3,899.00	2,769.98	982.09	18.00	0.00	0.00		3,734.07
98564988	Hinojosa	Regular Pymnt	10/25/2023	282.52	279.25	3.27	18.00	0.00	0.00		264.52
Investor/Bank/Group Total				4,181.52	3,049.23	985.36	36.00	0.00	0.00		3,998.59

Total Security Holder				5,223.31	3,652.75	1,423.63	72.00	146.93	0.00		5,004.38
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Delinquency Report

As Of October 25, 2023

Data Date: 10/25/2023
Data Time: 4:03:07 pm
Print Date: 10/25/2023
Print Time: 4:03:07 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-002</u>		Investor Name: <u>Development Corp of Mercedes RBEG</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98572140	43,983.86	41,314.90	320.94	0.00	09/05/2023	563.82	09/01/2023	09/05/2023	54	2
Gonzalez , Ashley										
98573148	50,000.00	42,283.54	586.48	0.00	10/17/2023	1,172.96	09/01/2023	10/17/2023	54	2
Valor Fitnes,										

Investor Number: <u>01-985-003</u>		Investor Name: <u>Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	41,955.26	690.58	34.53	08/06/2023	12,485.65	04/06/2022	09/15/2023	567	19
Gomez , Roy										
334 South Texas Blvd.										
98569300	315,629.17	246,163.68	2938.50	146.93	10/23/2023	10,087.54	07/18/2023	10/23/2023	99	4
MD Internati,										
311 D. Vogel Drive										

\$ 24,309.97

Mortgage Servicer System
Loan Trial Balance By Bank/Investor/Group

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Prin Bal/ Deferred Bal	T&I Bal/ Net Def Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98550030	De La Garza, Albaro d	98550030	11/01/23	01	985	002	5.00000	1,976.98	76,340.23	.00	.00	.00	.00
98554876	Jom Investments, LLC.	98554876	11/15/23	01	985	002	4.00000	455.31	.00	76,340.23	.00	.00	.00
98563684	REVBOTICS, LLC	98563684	10/24/23	01	985	002	3.50000	426.57	33,306.49	.00	.00	.00	.00
98567980	San Miguel, Juan A.	98567980	11/05/23	01	985	002	3.00000	1,167.96	.00	33,306.49	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	09/01/23	01	985	002	3.00000	320.94	146,253.99	.00	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	09/01/23	01	985	002	3.00000	586.48	23,635.21	.00	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	11/01/23	01	985	002	3.00000	588.79	.00	23,635.21	.00	.00	.00
98576108	Carrillo, Martha	98576108	11/01/23	01	985	002	3.50000	942.68	41,314.90	.00	.00	.00	.00
Group Totals:									6,465.71	67,933.02	.00	.00	.00
									506,737.71	506,737.71	.00	.00	.00
98550182	Gomez, Roy G.	98550182	04/06/22	01	985	003	3.00000	690.58	.00	.00	.00	.82	.00
98560836	Castaneda, Mario	98560836	11/01/23	01	985	003	3.50000	1,060.13	41,955.26	.00	.00	.00	.00
98564988	Hinojosa, Raquel dba	98564988	11/23/23	01	985	003	3.50000	282.52	55,158.89	.00	.00	.00	.00
98569300	MD International, LLC	98569300	07/18/23	01	985	003	3.00000	2,938.50	.00	55,158.89	.00	.00	.00
Group Totals:									4,971.73	246,163.68	.00	.00	.00
									344,118.37	344,118.37	.00	.82	.00
									344,118.37	344,118.37	.00	.00	.00
									.00	.00			Item Count = 4

Item Count = 8

Investor Loan Services

[illegible]

4. Discussion and Action: Inventory

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 11/9/2023
Re: Inventory

Update: 10 brown conference/office chairs with wheels previously purchased in December of 2010 were removed from the inventory list and replaced by new furniture. The new inventory includes:

Description	Cost	Quantity
HP-24" Touch Screen All-In-One-Intel Core i3	\$649.49	2
Apple Studio DSPLY STNDRD GLAS TILT/ADJ STN	\$1,499.00	1
Apple Magic Keyboard bundle with Mouse	\$173.00	1
LaCie Rugged USB-C	\$179.00	1
ReMarkable Marker	\$79.00	1
ReMarkable Paper Tablet	\$299.00	1
Faux Leather Executive Chairs	\$903.92	8
Coaster Home Furnishings Stanton Rectangular Dining Table	\$611.99	1

Recommendation: Donate 6 brown chairs to the city of Mercedes and deem 4 brown chairs unsalvageable.

Purchase Date	Item Description	Model No	Serial No.	Qty	Color	Cost	P.P/ Fund
Feb-08	Sony Recorder/ Dictation	ICD-MX20	1068498	1	Silver	\$ 139.00	Staples/equip
Apr-09	Airport extreme MB763 II/A			1		\$ 180.00	Visa/equip
May-09	Nikon coolpix camera	S360	38156972	1	Blk	\$ 280.00	Staples/equip
Nov-09	Apple Macbook Pro Laptop		W89407L64Z	1	Silver	\$ 1,850.00	Visa/equip
Nov-09	Steel Con. Hand Truck Dolly	TRH10W	8215602689	1	Blue	\$ 200.00	Visa/equip
Apr-10	Toshiba Computer Laptop	PSNB6U	Y6179657Q	1	Blk	\$ 340.00	Visa/equip
Jul-10	Sandisk 32 Cruzer ULT			1		\$ 150.00	Staples/equip
Dec-10	Apple Mac Computer 509 =LL/A	EMC2389	W804167UDB7	1	White	\$ 1,630.00	Visa/equip
Feb-11	Honeywell Fire Safe Box chest	H4100	BM380244	1	Blk		Office Depot
Jan 2012	Trade Show Display	Chamber		1	Blue		
June-12	Apple I Pad 32 Gb	A1396	DMPGH2Y2DFJ2	1	Blk		Visa/ equip
Nov -12	Nikon Coolpix Camera	S4300	36137398	1	Purple		Staples/ equip
Feb-20	Trade Show Display	1000179		1	Blue	\$ 1,462.87	Post Up Stands
Mar-20	Trade Show Display	1002536		1	Blue	\$ 1,277.00	Post Up Stands
Mar-20	Trade Show Display wheeled cases			2	Black		
May-21	Tru Red Commercial Shredder	TR-NMCM100AFA	2950 0 77 0 INA1	1	Black	\$ 261.99	Staples/equip
Oct-21	20X20 Plus All Over Print Canopy	#0708R872		1	Blue	\$ 6,576.19	Amazon online
Jan-22	Honeywell Fire Safe Box chest	#3831428	6688258/	2	Black	\$ 116.64	Amazon online
May-22	Bose S1 Pro PA System Bundle	S1 Pro Bundle	112-6042865	1	Black	\$ 972.66	Amazon online
May-22	Bose S1 PA System/Mic Cable/Stand	S1 Pro	1212520226AE	1	Black	\$ 823.97	Guitar Center
	HP Intel Desktop Monitor/Keyboard	583DACF5-6EO08-43088A58-F1EOFE43F506		1	Gry/Blk		
	Apple iMAC Monitor/Keyboard	21.5 in	CO2GW4I3DHJN	1	Gry/Blk		
Mar-23	HP-24" Touch-Screen All-In-One-Intel Core i3	24-df1224	8CC3012XJ1	1	White	\$ 649.49	Visa/equip
April-23	Apple Studio DISPLAY STNDRD GLAS TILT/ADI STN		SW7GYQ53HWK	1	Silver	\$ 1,499.00	Visa/equip
	Apple Magic Keyboard bundle with Mouse	MK2A3LL/A	FOT2185RUCG12HXAQ	1	White	\$ 173.00	Visa/equip
	Apple Magic Mouse	A1657	SCC224330FR917YDAL	1	White		
	LaCie Rugged USB-C	LRD0TU6	NL6ATD06	1	Silver	\$ 179.00	Visa/equip
July-23	ReMarkable Marker	RM210	RM210	1	Grey	\$79.00	Visa/equip
	ReMarkable Paper tablet	RM110	RM110-332-45134	1	Gry/Silver	\$299.00	Visa/equip
Oct-23	HP-24" Touch-Screen All-In-One-Intel Core i3	24-df1224	8CC3292N8T	1	White	\$649.49	Visa/equip
FURNITURE/FIXTURES							
Aug-07	Floor Stand Magazine Holder			1		\$200.00	STAPLES/ OFFICE
Apr-08	Staples 2 Drawer Cabinet			1		\$109.00	STAPLES/ OFFICE
Sep-8	Ionic Pro Air Turbo Purifier	TA-500	1000291-45	1	Blk	\$180.00	STAPLES/ OFFICE
Feb-09	4 Drawer Vertical File Cabinet			1	Blk	\$170.00	STAPLES/ OFFICE
Dec-09	4 Drawer Vertical File Cabinet	HON		1	Blk	\$175.00	STAPLES/ OFFICE
Nov-10	4 Drawer Vertical File Cabinet			2	Blk	\$400.00	STAPLES/ OFFICE
Dec-10	Meeting/Conference Chairs			6	Brown	\$600.00	Visa / FF
Dec-10	Meeting/Conference Chairs			2	White	\$200.00	Visa / FF
Dec-10	6 row literature display rack			2	blk	\$992.00	Visa / FF
Apr-11	Counter High Table w/4 stools	Conrad		2	Ebony	\$500.00	Visa / FF
Apr-11	Square Table w/4 Upholstered Chairs	Conrad		1	Enb/beige	\$650.00	Visa / FF
2012	Speaker Podium			1	Blk		

	Gracious Living folding table	RAH-1702-1	4	Beige	
	Cosco Padded Folding Chairs	14-885-BCH	22	Mlt. Color	
	Americana Refrigerator	A3316AB	1	White	
	Panasonic Microwave	NN-S540BFWR	1	blk	
Dec-10	L-Shape Office Desk w Cradenza	A3316ABSDRWW	1	Ebony	Visa/ FF
Dec-10	Three drawer office desk	6V82190782	1	Ebony	Visa/ FF
Dec-10	Two drawer office Desk		1	Ebony	Visa/ FF
Dec-10	Two legal file cradenza		2	Ebony	Visa/ FF
	Glasstop Wooden Cradenza		1	Ebony	
	Ice Cooler on wheels		1	Brown	
Oct-23	Faux Leather Executive Chairs	102061	8	Black	Visa/FF
Oct-23	Coaster Home Furnishings Stanton Rectangular Dining Table	Wood4686209	1	Black	Visa/FF
		TBA73982954900			

5. Discussion and Action: Signage Grant

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 10/8/2023
Re: Signage Grant

Update: Outreach for businesses on Texas through 1st street has been conducted. Businesses were provided with a signage grant flyer and application and EZ signs business cards and quotes were given for different types of signage proposals. EZ signs met with two companies for quotes as of this week. No businesses have turned in an application for signage grant.

Recommendation: Will of the board.

6. Discussion and Action: ICSC, Red River

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 11/8/2023
Re: ISCS Red River Dallas

ISCS Red River will be held January 31- February 2, 2024. Please see the anticipated costs:

Booth:	\$1950
Shipping:	\$1000
Registration Fee:	\$500/pp
Airfare:	\$300/pp
Hotel:	\$800/pp
Car Rental:	\$400
Total	\$4950

Additional Person: \$1600

Budget for ICSC Red River is \$5000.

Recommendation: Will of the Board

7. Discussion and Action: Marketing Collateral

Memo

To: DCM Board of Directors
From: Mario Salinas, Marketing
CC: File
Date: 11/9/2023
Re: ISCS Red River

ISCS Red River will be held January 31- February 2, 2024. Please see the anticipated marketing collateral costs:

Joy Displays - 20 Ft. RPL Fabric Pop Up Display:	\$1,596
Display Pros - 20' QSEG Modular Frames Display:	\$1,640
Mod Displays - Waveline 20ft Flat Display:	\$1,650

Recommendation: Mod Displays

Home » 10X20 Displays »

20 Ft. RPL Fabric Pop Up Display - 89"H Straight Trade Show Exhibit Booth



★★★★★ 6 reviews

(RPL8X3STRG1)

\$1,475.00 & FREE SHIPPING

Add Endcap

No

ADD TO CART

Add Accessories

- ☐ OCH2 Large Display Case \$655.00
- ☐ RPL Light LED \$107.00
- ☐ Silver / 1-Pack



DESCRIPTION

Production Time: 2-4 Business Days (after graphic proof approval)

Additional Replacement Graphic

Product Overview:

The RPL Fabric Pop Up is the perfect display on the go. It's ready in minutes. The lightweight aluminum alloy frame locks in place using plastic hooks. Interchangeable graphics make it a versatile choice. Easily collapse the frame with front graphic attached and stow in your carry bag.

Includes:

- (1) Single-Sided Dye-Sublimated Graphic
- (1) Aluminum Frame
- (1) Black Nylon Carry Bag

Need Help?

Qseg Tradeshow Configurations D



Graphic Turnaround Time is 2 Business Days *



Order Now For Delivery on 11/14 [Learn More](#)

Need it sooner? [Contact Us](#)

*Does not include 20th following day

QSEG Modular Frames are a versatile system that is perfect for use as single free standing frames, partitions, as well as trade show applications. Tool free frame assembly and connection, paired with custom dye sub printed fabric graphics with SEG finishing make for quick and easy booth setup and breakdown. Each frame includes their own padded travel bag with foam inserts to keep each part in place during storage and transport. Choose from our wide range of pre designed configurations or contact us for a custom quote.

Hardware

QSEG Tradeshow Kit D Hardware - \$1,518.00

Graphics

No Graphics

\$1,518.00

1 + [ADD TO CART](#)

SKU: QSEG-TRADESHOW-D

Share: [f](#) [t](#) [in](#)



GET 10% OFF

[Home](#) > [10 x 20](#) > [10 x 20 Waveline](#) > [Waveline 20ft Flat Display](#)
**10 X 20 WAVELINE** **Waveline 20ft Flat Display**

This high-quality 20ft tension fabric display sets up in minutes, featuring a flat backwall frame that is lightweight and durable. The vibrant, wrinkle-resistant custom graphic is printed using a dye sublimation process. This display ships with a soft, padded nylon bag.

\$1,415.00**CASE**

Soft Case

PRINT

Single-sided

LIGHTING

No Lights

☐ **ADD GRAPHIC DESIGN SERVICE (+\$250)**

(NOT REQUIRED IF YOU ALREADY HAVE ARTWORK DESIGNED TO OUR TEMPLATES)

QUANTITY

1

[ADD TO CART](#)[Download graphic template\(s\)](#)[View instructions, videos, and additional resources](#)[View replacement graphics and parts](#)**Specifications****Backwall****Set-up Time**

15-30 minutes

sales@moddisplays.com | artwork@moddisplays.com | 877.663.3976

8. Discussion and Action: RGVLS Gala

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 11/8/2023
Re: RGVLS Gala

The RGVLS has requested the DCM purchase 2 tables for the gala. The DCM previously purchased 2 Class Champion tables for \$3,000. See sponsorship levels below.

Sponsor Level *

- ☐ Exclusive Title Sponsor - \$10,000- includes two prime location reserved tables with seating for 10 each, wine pairings, sponsor gift, and recognition on all marketing materials
- ☐ Grand Champion - \$5,000- includes one prime location reserved table with seating for 10, wine pairings, sponsor gift
- ☐ Breed Champion- \$2,500- includes one reserved table with seating for 10, sponsor gift
- ☐ Class Champion Table of 10- \$1,800- includes reserved seating for 10
- ☐ Class Champion Table of 8- \$1,500- includes reserved seating for 8
- ☐ Band Sponsor- \$2,000-SOLD NO LONGER AVAILABLE!
- ☐ Special Raffle Sponsor- \$2,000 (ONLY TWO AVAILABLE!)
- ☐ Silent Auction Sponsor - \$1,000 (ONLY FOUR AVAILABLE!)
- ☐ Bucket Raffle Sponsor- \$5,00
- ☐ Bar Sponsor- \$2,500- includes company logo on commemorative glasses (ONLY 1 AVAILABLE!)
- ☐ Reserved Seating for 4- \$750

Recommendation: Will of the Board

**9. Discussion and Action: Resolution to Approve
Utilizing AMEX points for Christmas Bonus/Gift Cards**

RESOLUTION OF
THE DEVELOPMENT CORPORATION OF MERCEDES
AUTHORIZING THE USE OF AMEX POINTS FOR
HOLIDAY BONUSES FOR THE 2023 CALENDER YEAR

Whereas the Development Corporation of Mercedes currently employs Donna Jackson in the capacity of Receptionist, and Zefra Mascorro in the capacity as Administrative Coordinator, and Mario Salinas, Marketing Specialist,

Whereas Donna Jackson, Zefra Mascorro and Mario Salinas have faithfully served the Development Corporation of Mercedes, and

Whereas both employees have exhibited an above average work ethic, prolific dedication to their jobs and high levels of attention to detail, and

Whereas the Board of Directors of the Development Corporation of Mercedes wishes to authorize the use of AMEX points earned by the corporation to provide a means of providing bonuses to three employees.

IT IS THEREFORE RESOLVED that the Executive Director of the Development Corporation of Mercedes is authorized to utilize AMEX 60,000 points to purchase gift cards in the amount of \$200 for each employee as holiday bonuses for the 2023 calendar year.

Approved by the Board of Directors, this ____ day of _____, 2023.

Board President

10: Discussion and Action: Tabled Agenda Items

11:Executive Session: Section 551.087: Economic development negotiations with Project Knights, Project M30, Project 150, Project M2, Project AHSTI, Project N. Valdemar, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project Ali, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project Carwash, Project Rios and Project UT, Section 551.071: pending legal issues with delinquent loan MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

12. Discussion and Action: Item #11

13. Adjournment